

FY 2006-07 CalPERS HEADQUARTERS BUILDING ACCOUNT BUDGET

Income:	
Rent (Non-PERF Programs)	\$ 1,228,440
Owner Contributions	30,684,082
Other Income	<u>1,329,755</u>
Total Income	<u>\$ 33,242,277</u>
Expenses:	
Operating:	\$ 14,276,579
Non-Operating:	
Owner Improvements	6,899,990
Outside Tenant Improvements	2,326,495
Building Improvements	4,501,638
Workstations	500,000
Telecommunications	3,551,046
Off-Site Shuttle	60,000
Leasing Commissions	350,000
Insurance	<u>776,529</u>
Total Non-Operating	<u>18,965,698</u>
Total Expenses	<u>\$ 33,242,277</u>

Non-Operating Expenses include owner improvements, building improvements, telecommunication improvements, and expenses for new and improved workstations. Owner improvements include CalPERS operational enhancements and support for the movement of divisions, units, and/or staff within CalPERS. Building improvements are improvements made to the building structure or common areas. Telecommunication expenses consist of support and maintenance of headquarter's systems including equipment, upgrades, and expansions.